

AN ORDINANCE 2006-06-15-0708

**APPROVING A TOTAL CONSTRUCTION PROJECT AMOUNT OF \$2,746,764.00, TO INCLUDE AWARDING A \$2,332,000.00 CONTRACT WITH WILLIAM & THOMAS L.P. D/B/A JAMAIL CONSTRUCTION, FOR CONSTRUCTION OF INTERIOR WALLS, RAMP MODIFICATIONS IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND ENLARGEMENT AND RECONFIGURATION OF THE PARKING LOT IN CONNECTION WITH THE MEDICAL CENTER AREA SENIOR MULTI-SERVICES & HEALTH CENTER PROJECT, AN AUTHORIZED 2003 GENERAL OBLIGATION PUBLIC HEALTH AND SAFETY IMPROVEMENT BOND FUNDED PROJECT AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) 108 LOAN PROGRAM FUNDED PROJECT IN DISTRICT 8; AND APPROPRIATING FUNDS.**

\* \* \* \* \*

**WHEREAS**, the City Council has approved the Medical Center Area Senior Multi-Services and Health Center Project (the "Project"), located in District 8; and

**WHEREAS**, the Project consists of, among other things, the construction of interior walls, ramp modifications in compliance with the Americans with Disabilities Act (ADA), and enlargement and reconfiguration of the parking lot; and

**WHEREAS**, in order to commence performance of such work, it is necessary to accept the lowest, responsive bid of William & Thomas L.P. d/b/a Jamail Construction; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The lowest, responsive bid of William & Thomas L.P. d/b/a Jamail Construction in the amount of \$2,332,000.00 for performance of the above described work in connection with the Medical Center Area Senior Multi-Services and Health Center Project is hereby accepted. A copy of the contractor's bid is affixed hereto and incorporated herein as Attachment I. All other bids received in connection with the Medical Center Area Senior Multi-Services and Health Center Project is rejected upon the occurrence of either the execution of a contract by the lowest, responsive bidder and deposit of all required bonds and insurance certificates, or the expiration of sixty (60) days from the effective date of this Ordinance, whichever occurs first. The City Manager or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager or the Director of the Public Works Department is hereby authorized to execute a standard form public works construction contract for the job, which is attached hereto and incorporated herein for all purposes as Attachment II.

**SECTION 2.** The U.S. Department of Housing and Urban Development (HUD) 108 Loan Program Funds in the amount of \$2,722,788.13 and 2003 General Obligation Public Health and Safety Improvement Bond Funds in the amount of \$23,975.87 are hereby authorized to be appropriated and allocated for the Medical Center Area Senior Multi-Services and Health Center Project, located in Council District 8.

**SECTION 3.** Funding in the amount of \$2,722,788.13 from Fund Number 2704000 entitled "HUD 108 Capital Improvement Program" and Internal Order Number 131000001357 entitled "Senior Citizen Service & Health Center" and \$23,975.87 from the "2003 G.O. Public Health & Safety" are hereby designated in accounting for the funding of this Project. GL Account # 6102100 entitled "Transfer Out" and GL Account # 6101100 entitled "Transfer In" are hereby designated to transfer \$2,746,764.00 and funds will be appropriated and payable to the following:

<u>WBS NO.</u>	<u>WBS NAME</u>	<u>G/L NO.</u>	<u>G/L NAME</u>	<u>AMOUNT</u>
38-00110-05-02	Construction	5201140	Const. Cost	\$2,332,000.00
38-00110-05-04	Cap Admin Cost	5402010	Cap Prog Admin	\$179,564.00
38-00110-05-06	Project Contingency	5201140	Const. Cost	\$233,200.00
38-00110-05-01	Advertising	5201150	Advertising	\$2,000.00

**SECTION 4.** The financial impact schedule affixed hereto and incorporated herein for all purposes as Attachment III is hereby approved and adopted for entry on the City Books.

**SECTION 5.** The sum of \$2,332,000.00 for construction cost is hereby authorized to be paid to William & Thomas L.P. d/b/a Jamail Construction in connection with the Medical Center Area Senior Multi-Services and Health Center Project.

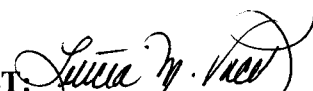
**SECTION 6.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, SAP GL Account Numbers as necessary to carry out the purpose of this Ordinance.

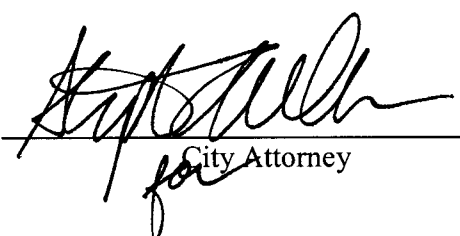
**SECTION 7.** This Ordinance shall take effect immediately if approved by eight (8) or more affirmative votes; otherwise, this ordinance shall be effective on and after the tenth (10<sup>th</sup>) day from the date of passage hereof.

PASSED AND APPROVED this 15<sup>th</sup> day of June, 2006.

  
M A Y O R

PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney

**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Sheryl Sculley, City Manager  
**FROM:** Thomas G. Wendorf, P.E., Director of Public Works  
**SUBJECT:** Medical Center Area Senior Multi-Services & Health Center  
**DATE:** June 15, 2006

**SUMMARY AND RECOMMENDATIONS**

An Ordinance accepting the lowest responsive bid, appropriating funds, and awarding a construction contract in the amount of \$2,332,000.00 payable to William & Thomas L.P. d/b/a Jamail Construction, and authorizing \$233,200.00 for project contingency, \$179,564.00 for capital administrative costs, and \$2,000.00 for advertising expenses, for a total ordinance construction project amount of \$2,746,764.00 in connection with the Medical Center Area Senior Multi-Services and Health Center project, a Housing and Urban Development (HUD) 108 Loan funded project, located in Council District 8. This item represents a portion of a total estimated project cost of \$5,556,431.00.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION**

The jointly funded Bexar County and City project will provide for the renovation of a 24,772 square-foot former Children's Shelter that was purchased by the City of San Antonio. The adaptive reuse of this facility will provide services to senior citizens offered by multiple City Departments and Bexar County. The Department of Community Initiatives will provide meals, activities and counseling services for senior citizens. The Health Department will provide directly or through partnerships, counseling services, immunization services (foreign travel, and domestic), nursing support, and health and well being education. Bexar County will also provide assistance on information regarding utility assistance programs, senior safety and guardianship services. The total estimated project cost is \$5,556,431.00, of which Bexar County committed to provide funding in the amount of \$750,000.00.

This contract will include construction of new interior walls and modifications of exterior ramps to comply with the Americans with Disabilities Act (ADA). In addition, the existing parking lot will be enlarged and reconfigured. This project is scheduled to begin construction in June of 2006 and to be completed by February of 2007.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in April of 2006. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office. Plans were also available for review by potential bidders at the office of Chesney, Morales & Associates, Inc., located at 4901 Broadway, Suite 250, San Antonio, Texas 78209. Bids for this project were opened on May 10, 2006 and three (3) firms responded. Of these William & Thompson L.P., d/b/a Jamail Construction, submitted the lowest responsive bid. Jamail Construction currently has no active contracts with the City. A matrix of the bid outcome is included herein as Attachment 2.

The Economic Development Department has reviewed and approved the Good Faith Effort Plan submitted by Jamail Construction and the contractor has committed that 30% of the work to be provided under this contract will be completed by a MBE firm, 13.25% of the work will be completed by a WBE firm and .25% of the work will be completed by a AABE firm. The Memorandum from the Economic Development Department is included herein as Attachment 3.

### **POLICY ANALYSIS**

Approval of this ordinance will be a continuation of City Council policy to participate in the development and construction of HUD 108 Loan Program funded projects.

### **FISCAL IMPACT**

This is a one-time capital improvement expenditure in the amount of \$2,746,764.00 within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$2,722,788.13 are available from HUD 108 Loan Program funds and \$23,975.87 are available from 2003 General Obligation Public Health and Safety Improvement Bonds. Funds are authorized to be appropriated and payable as follows:

\$ 2,332,000.00	payable to William & Thompson, L.P., d/b/a Jamail Construction for construction services
\$ 233,200.00	for Project Contingency
\$ 179,564.00	for Capital Administrative Costs
\$ 2,000.00	for Advertising Expenses

### **COORDINATION**

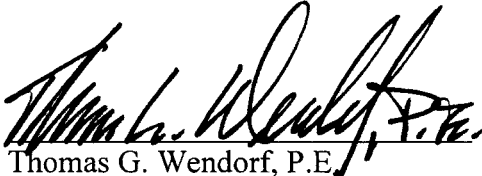
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, the Community Initiatives Department, the Health Department and Bexar County.

## SUPPLEMENTARY COMMENTS

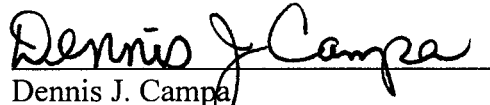
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

## ATTACHMENTS

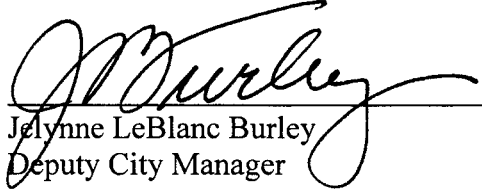
- 1.) Project Map
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated June 1, 2006.



Thomas G. Wendorf, P.E.  
Director of Public Works



Dennis J. Campa  
Director of Community Initiatives

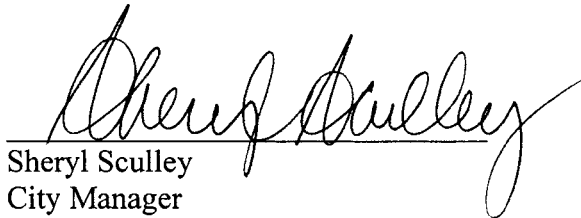


Jelynn LeBlanc Burley  
Deputy City Manager

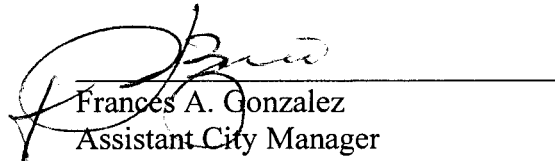


Fernando A. Guerra, M.D.  
Director of Health

Approved for Council Consideration:



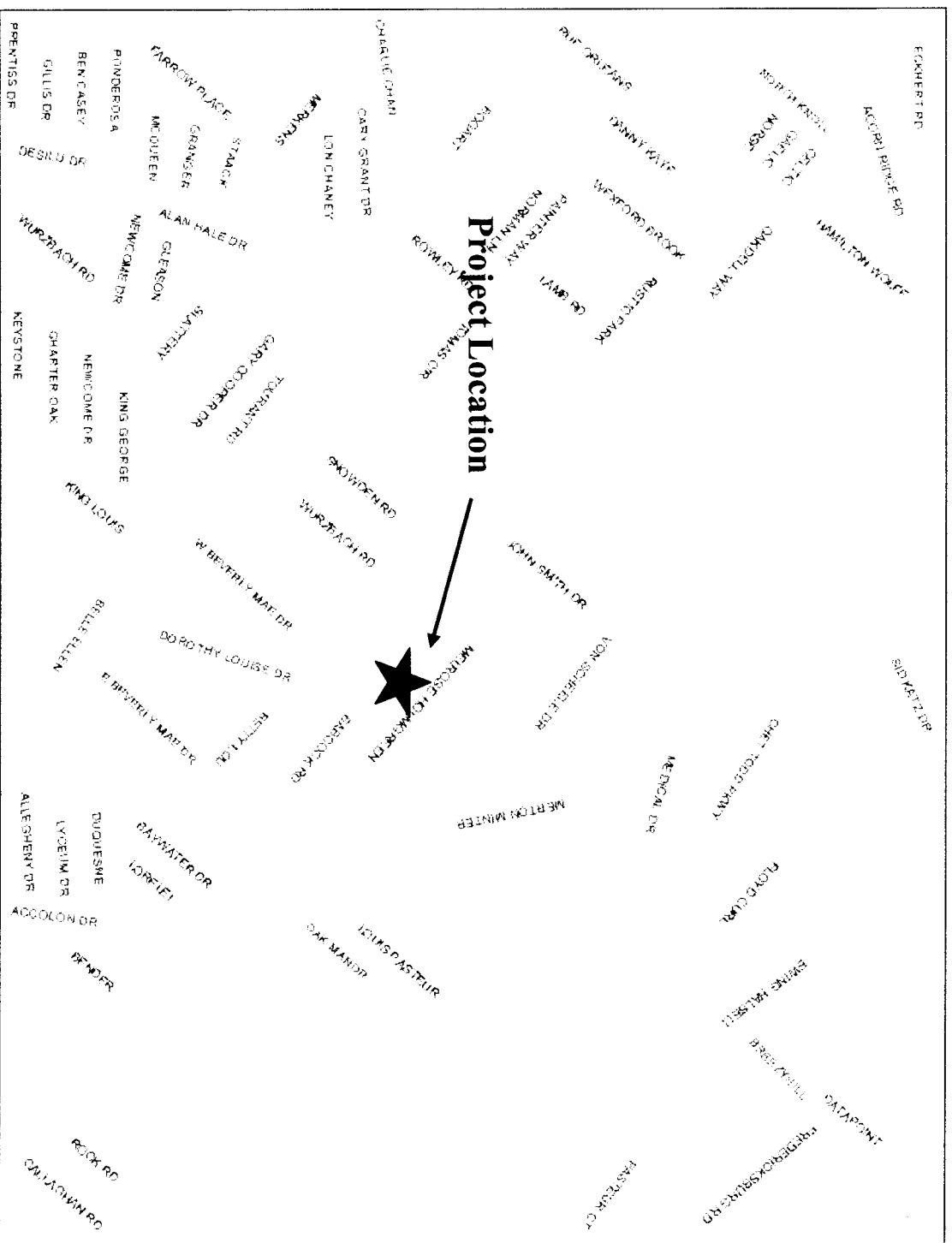
Sheryl Sculley  
City Manager



Frances A. Gonzalez  
Assistant City Manager

## G.I.S. Location Map

NORTH



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City of San Antonio  
Economic Development Department  
Interdepartmental Memorandum

TO: Tom Wendorf, Director, Public Works Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department

COPIES: Kent Hickingbottom, Maria Villagomez, Yvette Ozuniga; Anita Uribe Martin;  
File

SUBJECT: Good Faith Effort Compliance for the Public Works Capital Improvement Project:  
**BOB ROSS SENIOR MULTI SERVICE HEALTH RESOURCE.**

DATE: June 1, 2006

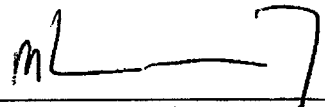
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We have reviewed the Good Faith Effort Plan for the Public Works Capital Improvement Project: **BOB ROSS SENIOR MULTI SERVICE HEALTH RESOURCE.** The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

<u>Total Project Cost</u>					
\$2,332,000					
FIRM	CERTIFIED	MBE	WBE	AABE	GFEP
JAMAIL Construction	NO	30% \$699,600	13.25% \$308,990	.25% \$5,830	Approved

The Good Faith Effort Plan has been approved on the basis that the current distribution of contracting dollars meets and exceeds the contracting goals for MBE, WBE's and AABE's. Please remind JAMAIL construction to continue to open the lines of communication. Changes in subcontracting percentages need to be reviewed and approved by Public Works and Economic Development.

If there are any questions, please feel free to contact Anita Uribe Martin at (210) 207-3900.



Manuel Longoria, Jr.  
Assistant Director  
Economic Development Department

ML/AUM



